



**PETERSBURG BOROUGH  
CONDITIONAL USE APPLICATION**

CODE TO:	110.000.404110
BASE FEE:	\$50.00
PUBLIC NOTICE FEE:	\$70.00
<b>TOTAL:</b>	<b>\$120.00</b>
CHECK NO. or CC:	

DATE RECEIVED: \_\_\_\_\_ RECEIVED BY: \_\_\_\_\_

APPLICANT/AGENT		LEGAL OWNER (IF DIFFERENT THAN APPLICANT/AGENT)	
NAME	Petersburg Children's Center	NAME	Petersburg Borough
MAILING ADDRESS	P.O. Box 138	MAILING ADDRESS	P.O. Box 329
CITY/STATE/ZIP	Petersburg, AK 99833	CITY/STATE/ZIP	Petersburg, AK 99833
PHONE	907-772-3419	PHONE	
EMAIL	pccen1@gmail.com	EMAIL	

**PROPERTY INFORMATION**

PHYSICAL ADDRESS or LEGAL DESCRIPTION:  
US Survey 1252 Lot 4, Block 66

PARCEL ID: 01-006-125      ZONE: Single Family Res      OVERLAY: N/A

CURRENT USE OF PROPERTY: Vacant      LOT SIZE: 5000 sf

PROPOSED USE OF PROPERTY (IF DIFFERENT):  
Create a 50' x 100' gravel parking lot

SEPTIC SYSTEM: Is there a septic system on the property  YES  NO  
What is current or planned system?  Municipal  DEC-approved on-site

WATER SOURCE:  Municipal  Cistern/Roof Collection  Well

LEGAL ACCESS TO LOT(S) (Street Name):  
Dolphin Street and 5th Street

**TYPE OF APPLICATION**

- Home Occupation. Please include copy of current Sales Tax Registration Application
- Residential Use in Industrial District
- Other:

**Submittals**

Please submit site plan. For home occupation permits, please include a site plan showing location and size of area to be used for the home occupation (including storage), and location and size of area available for off-street parking.

**SIGNATURE(S):**

I hereby affirm all of the information submitted with this application is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner or authorized agent thereof for the property subject herein.

Applicant(s): Shauley Mamoe      Date: 1/25/2024

Owner(s): \_\_\_\_\_      Date: \_\_\_\_\_

## 19.72 CONDITIONAL USE APPLICATION

Applicant(s): Petersburg Children's Center

Address or PID: P.O Box 138, Petersburg, AK 99833

### Project Summary:

Create a gravel parking lot on Lot 4, of Block 66 from US Survey 1252 which is directly across 5th street from the current Children's Center complex. The Petersburg Children's Center already has a lease from the Petersburg Borough for the lot for childcare related purposes. Lot 4 is 50' x 100'. It will need to have the current sidewalk reconfigured so that a drive through from 5th street accesses the gravel parking so that 9 diagonal drive through parking spots are available that exit into Dolphin Street and the elementary parking right-of-ways. This should minimize traffic congestion and facilitate the current traffic flow.

### Conditions of approval as required in Petersburg Municipal Code 19.72.020:

**(Note that all regulations and requirements of Title 19 must be satisfied in order to qualify for a conditional use permit.)**

1. The commission shall consider the suitability of the property, the character of the surrounding property and the economic and aesthetic effects of the proposed use upon the property and the neighboring property. The use will be permitted if it is in harmony with the general purpose and intent of this title and where the use will be in keeping with the uses generally authorized for the zone in which the use is to take place.

Because a lease exists between the Petersburg Children's Center and the Petersburg Borough for childcare related uses and the perfect location across the street from the Children's Center this conditional use as a parking lot will be an excellent match for meeting the needs of the expansion of Center to accommodate a building on the old parking lot. Lot 4, of Block 66 is currently zoned Single Family Residential. This conditional use permit will allow this parking lot activity to occur and fit with the intended lease agreement already in place.

2. Exits and entrances and off-street parking for the conditional use shall be located to prevent traffic hazards or congestion on public streets.

Lot 4 is 50' x 100'. It will need to have the current sidewalk reconfigured so that a drive through from 5th Street accesses the gravel parking so that 9 diagonal drive through parking spots are available that exit into Dolphin Street and the elementary parking right-of-way. This should minimize traffic congestion and facilitate the current traffic flow.

3. In addition to the conditions of subsections (A) and (B) of this section, schools, governmental and civic buildings and other public uses shall meet the following condition: The proposed location of the use and size and character of the site shall facilitate maximum benefit and service to the public.

The size and location of Lot 4 is an excellent match for replacing the current parking lot of the Petersburg Children's Center expansion project. Since there is already a lease between the Center and the Borough this proposed activity fits the intent of that Lease. The availability of this lot also becomes part of the project's local contribution in the formula for grant requirements thereby increasing the strength of our grant applications for funding. This project is also "shovel ready" with the approval of this permit application.

# Petersburg Children's Center Site Plan: Lot 4 Parking Lot

9 Drive thru parking spaces

